

The following site is being submitted for inclusion into the GIS registry:

This is a:	New Submittal
BRRTS ID (no dashes):	0341000509
Comm # (no dashes):	53216266033
County:	Milwaukee
Region:	Commerce
Site name:	Tower Automotive Products Inc
Street Address:	3533 N 27th St
City:	Milwaukee
Closure Date	2000-10-30
Closure Conditions:	met
Offsite contamination?	No
Right-of-way contamination?	No
Contaminated media:	Groundwater
GPS Coordinates (meters in the WTM91 projection)	
Easting (X):	687081.280148326
Northing (Y):	292160.042607807
Submitted by:	Cheryl Nelson

Checklist

- ☒ Final Closure Letter
- ☒ Copy of recorded deed Instrument for any property with GW >NR140 ES
- ☒ General Location Map
- ☒ Detailed Location Map showing property boundaries, buildings, etc for properties with GW >NR140 ES
- ☐ Latest Map(s) showing extent or outline of current GW plume
- ☐ GW flow direction
- ☒ MW(s) and/or potable wells
- ☒ Latest Table of GW results



ENVIRONMENTAL & REGULATORY SERVICES
101 West Pleasant Street Suite 205
Milwaukee, Wisconsin 53212
www.commerce.state.wi.us
Fax: (414) 220-5374
Tommy G. Thompson, Governor
Brenda Blanchard, Secretary

August 2, 2000

BRRTS: 03-41-000509

Roland Berg
Tower Automotive
3533 N 27th St.
Milwaukee, WI 53216

RE: COMMERCE # 53216-2660-33A, Tower Automotive, (UST at Building #2) See above address

Case Closure

Dear Mr. Berg:

On October 5, 2000, the Department received the deed notification from your consultant Delta Environmental Consultants, Inc. The Departments database has been update to reflect the closed status of your site.

Thank you for your efforts in the protection of the environment, if you have any questions you can reach me at (414) 220-5375.

Sincerely,

Gregory S. Michael
Hydrogeologist
PECFA Site Review Section

Cc: Electronic filing
Delta

Groundwater
Use Restriction

7966446

Document Number

Document Title

REGISTER'S OFFICE 1 SS
Milwaukee County, WI

RECORDED AT 1:06 PM

09-26-2000

WALTER R. BARCZAK
REGISTER OF DEEDS

AMOUNT 18.00

Recording Area

Name and Return Address

Tower Automotive
3522 N 27th Street
Milwaukee, WI 53216-2616

Parcel Identification Number (PIN)

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clauses, legal description, etc. may be placed on this first page of the document or may be placed on additional pages of the document.
Note: Use of this cover page adds one page to your document and \$2.00 to the recording fee. Wisconsin Statutes, §9.43(2m) WRDA 2/99

Declaration of Restrictions

Legal Description of the Property: In re:

A tract of land in the NE ¼ of Section 12, Town 7 North, Range 21 East, in the City of Milwaukee, State of Wisconsin, bounded and described as follows: Commence at the intersection of the south line of West Hopkins Street and the west line of North 27th Street: Thence North 44 degrees 10 minutes 48 seconds West for a distance of 177.77 feet, along the South line of West Hopkins Street, to a point; thence North 36 degrees 24 minutes 41 seconds West for a distance of 105.84 feet, continuing along said line, to a point; thence South 88 degrees 36 minutes 27 seconds West for a distance of 278.69 feet, to a point of beginning: thence South 01 degrees 23 minutes 33 seconds East for a distance of 40.00 feet, to a point; thence South 88 degrees 36 minutes 27 seconds West for a distance of 80.00 feet, to a point; thence North 01 degrees 23 minutes 33 seconds West for a distance of 40.00 feet, to a point; thence North 88 degrees 36 minutes 27 seconds East for a distance of 80.00 feet, to a point of beginning. Together with and subject to covenants, easements, and restrictions of record. Said property contains 3200 SQ. FT. more or less.

Name and Return Address

Tower Automotive
3522 N. 27th Street
Milwaukee, WI 53216-2663

Parcel ID # 2, subparcel A

Tax Key # 269-0302-110-0**Parcel Identification Number (PIN)**

STATE OF WISCONSIN)
) ss
COUNTY OF MILWAUKEE) [County where document is signed])

Section 1. Tower Automotive Products Company, Inc., a Delaware corporation, is the owner of the above-described property.

Section 2. One or more petroleum discharges have occurred at this property. Contaminated ground water above Wisconsin Administrative Code ch. NR 140 enforcement standards (ES) exists at this property located in tank basin water associated with the UST located between Building 1 and Building 2. Exhibit A depicts the location of the subject UST. Methylene chloride contaminated ground water exists at a concentration of 27 micrograms per liter (µg/l), which exceeds the NR 140 ES of 5 µg/l. Chrysene contaminated groundwater exists at a concentration of 27 µg/l, which is above the NR 140 ES 0.2 µg/l. Naphthalene contaminated ground water exists at a concentration of 220 µg/l, which is above the NR 140 ES of 40 µg/l.

Section 3. It is the desire and intention of the property owner to impose on the property restrictions which will make it unnecessary to conduct additional soil or groundwater remediation activities on the property at the present time.

Section 4. Natural attenuation has been approved by the Department of Commerce to remediate groundwater exceeding ch. NR 140 groundwater standards within the boundaries of this property.

Section 5. Construction of wells where the water quality exceeds the drinking water standards in ch. NR 809 is restricted by ch. NR 811 and ch. NR 812. Special well construction standards or water treatment requirements, or both, or well construction prohibitions may apply.

Section 6. The owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitation and restrictions:

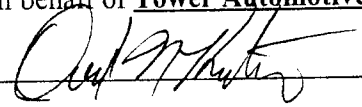
Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific prohibitions or requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed or reconstructed on this property unless applicable requirements are met.

This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase or otherwise. This restriction benefits and is enforceable by, the Wisconsin Department of Commerce, its successors and assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Commerce, or its successor, issue a determination that the restrictions set forth in this covenant are no longer required. That property owner shall provide any and all necessary information to the Department in order for the Department to be able to make a determination. Upon receipt of such a request, the Department shall determine whether or not the restrictions contained herein can be extinguished. Conditions under which a restriction may be extinguished will be determined in accordance with the site specific standards, rules and laws for this property. If the Department determines that the restrictions can be extinguished, an affidavit, with a copy of the Department's written determination, may be recorded to give notice that this groundwater use restriction is no longer binding. Any restriction placed upon this property shall not be extinguished without the Department's written determination.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 25th day of August, 2000.

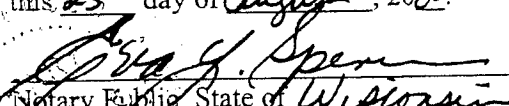
By signing this document, David Rutila acknowledges that [he/she] is duly authorized to sign this document on behalf of Tower Automotive Products Company, Inc.

Signature: 

Printed Name: David Rutila

Title: Milwaukee Works Mentor

Subscribed and sworn to before me
this 25th day of August, 2000.


Notary Public, State of Wisconsin

My commission 10/21/2001

This document was drafted by the Wisconsin Department of Commerce.



FIGURE 1
SITE LOCATION MAP
TOWER AUTOMOTIVE
3533 NORTH 27TH STREET
MILWAUKEE, WISCONSIN

PROJECT NO.

1095-127

DATE

03/20/98

PREPARED BY

KDM

REVIEWED BY



Delta
 Environmental
 Consultants, Inc.

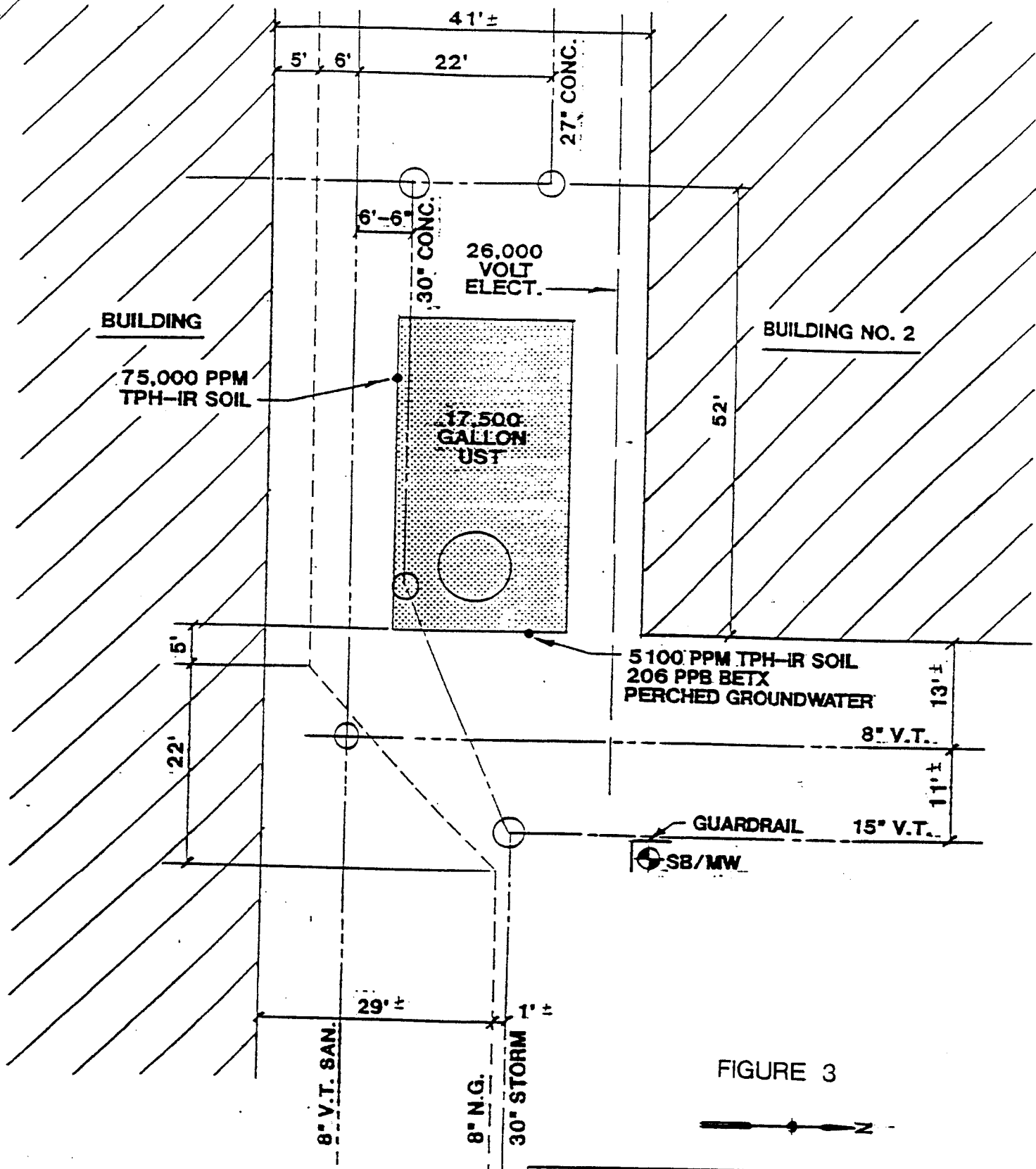


FIGURE 3



LEGEND

⊕ SB/MW PROPOSED MONITORING WELL LOCATION

• INITIAL SAMPLE LOCATION RESULTS

ATTACHMENT	
SITE MAP	
A.O. SIMTH CORPORATION	
BUILDING NO. 2	
SCALE: NOT TO SCALE	DATE: NOVEMBER, 1990
PREPARED BY: FOTH & VAN DYKE	BY: B.J.Z.

TABLE 1

Laboratory Results
A.O. Smith Corporation - Building No. 2

Sample No.	Matrix	Date Sampled	Benzene (ppb)	Ethylbenzene (ppb)	Toluene (ppb)	Xylene (ppb)	TPH-IR/TPH-GC (ppm)
AOCW-HO-2-E	Water	12/14/89	48	8	97	53	NA
AOS-BLDG-2	Water	03/23/91	ND (<1)	ND (<1)	ND (<1)	ND (<3)	17.0
AOSS-HO-W	Soil	01/08/91	NA	NA	NA	NA	5,100 ND (5)
AOSS-HO-E	Soil	01/08/91	NA	NA	NA	NA	75,000 ND (5)
MW-3-1	Soil	01/08/91	ND (1.1)	ND (1.1)	ND (1.1)	ND (3.3)	ND (5.7)
NR 140 Groundwater Quality Enforcement Standards:							
			5	1,360	343	620	

TPH-IR/TPH-GC = Total petroleum hydrocarbons (TPH) by infrared (IR) and gas chromatograph methods (GC).

ppb = parts-per-billion.

ppm = parts-per-million.

ND = Not detected above detection limits given in parentheses.

NA = Not analyzed.

June 17, 1991
[370,222]/90S84
L-WDNR/AOSmith-Update#2/T.1